

# LEASE

## 6260 MCLEOD DRIVE #120

6260 McLeod Drive #120 Las Vegas, NV 89120



### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 6260 McLeod Drive #120, 1299 sf, an impressive space ready for immediate occupancy. This meticulously maintained property offers a turnkey suite, equipped to meet the needs of modern businesses. With sleek, contemporary design and ample natural light, the space provides an inviting and professional environment for employees and clients. The property's strategic location offers easy access for commuters and boasts ample parking for convenience. Elevate your business presence with this exceptional leasing opportunity, perfectly positioned to accommodate your company's growth and success.

### PROPERTY HIGHLIGHTS

- Suite ready for occupancy

### OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| Lease Rate:      | \$1.65 SF/month (NNN) |
| Number of Units: | 3                     |
| Available SF:    | 1,299 - 5,042 SF      |
| Lot Size:        | 0.43 Acres            |
| Building Size:   | 5,042 SF              |

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,570    | 24,303   | 57,774   |
| Total Population  | 3,678    | 58,397   | 140,028  |
| Average HH Income | \$84,105 | \$87,416 | \$86,923 |

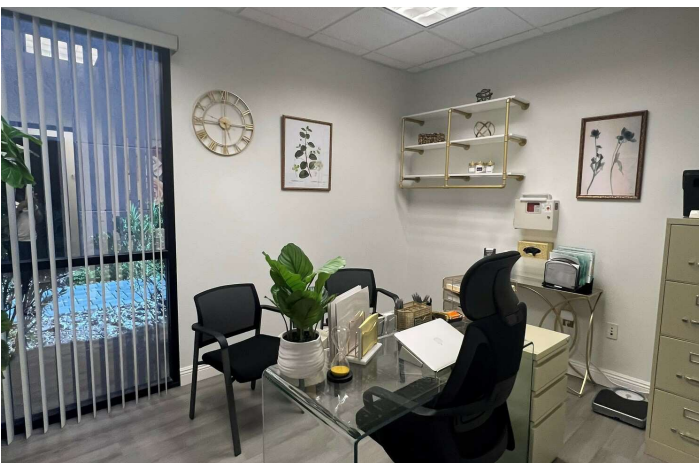
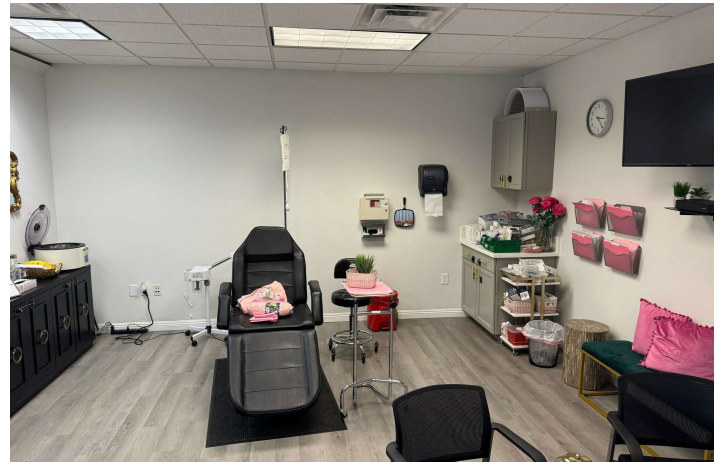
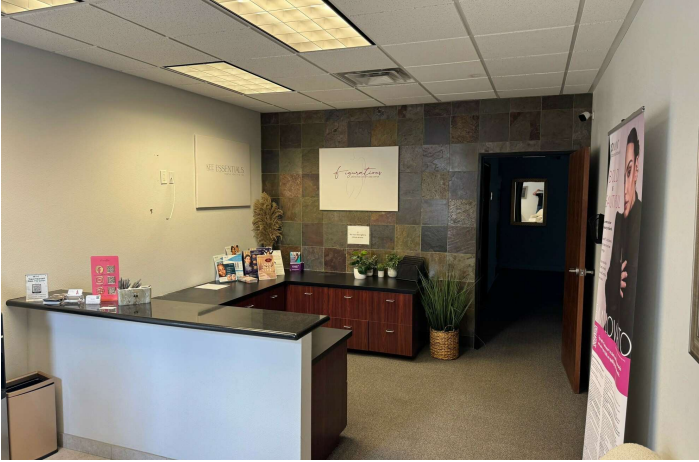
**Lance Hamrick**  
(702) 279-9666



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER

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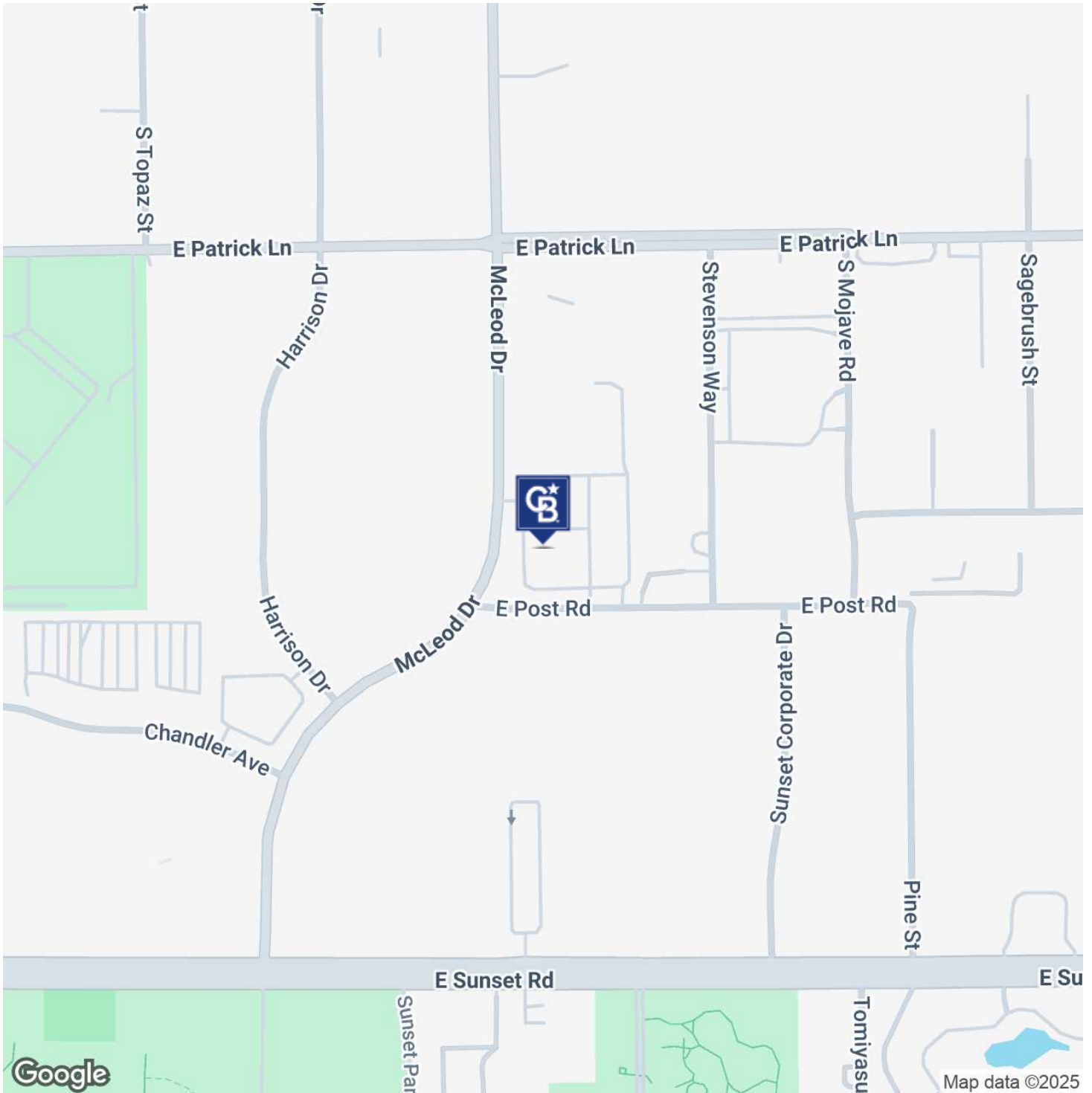


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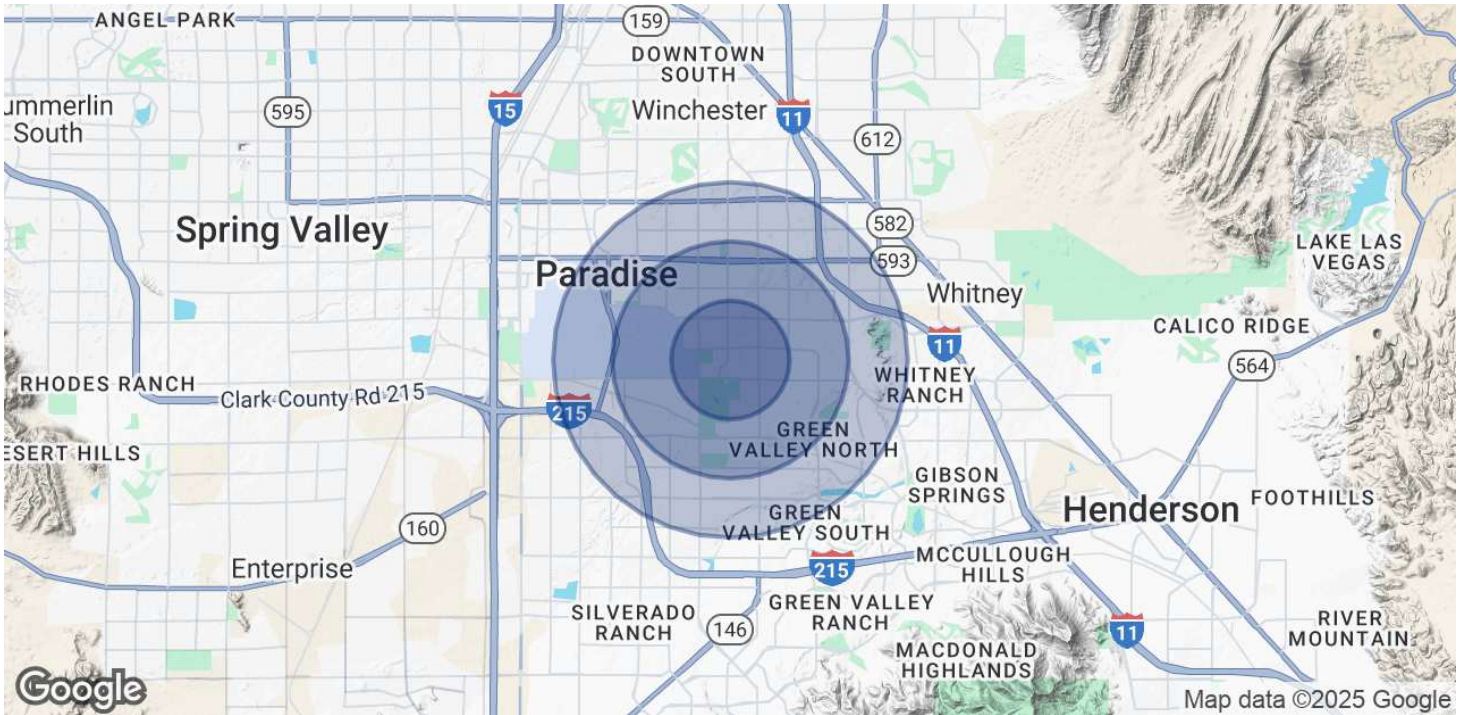


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## POPULATION

### 1 MILE

### 2 MILES

### 3 MILES

|                      |       |        |         |
|----------------------|-------|--------|---------|
| Total Population     | 3,678 | 58,397 | 140,028 |
| Average Age          | 47    | 41     | 42      |
| Average Age (Male)   | 46    | 41     | 41      |
| Average Age (Female) | 48    | 42     | 42      |

## HOUSEHOLDS & INCOME

### 1 MILE

### 2 MILES

### 3 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,570     | 24,303    | 57,774    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$84,105  | \$87,416  | \$86,923  |
| Average House Value | \$596,588 | \$483,121 | \$455,799 |

Demographics data derived from AlphaMap

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